

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
February 2, 2015 adjourned to Tuesday, February 3, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, P. Plante
Members absent: K. Holt, B. Pociask
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:47 p.m., appointing alternates Ward and Westa and to act in the absence of K. Holt and B. Pociask. B. Ryan was appointed to act as Secretary in the absence of Holt.

Minutes:

- a. 1-20-15 Meeting Minutes –Painter distributed corrected minutes. R. Hall MOVED and V. Ward seconded to approve the 1-20-2015 meeting minutes as corrected. MOTION PASSED UNANIMOUSLY with the exception of P. Plante who was disqualified.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's monthly report.

Old Business:

- a. **Scenic Road Alteration, 140 Codfish Falls, S. Guyette, PZC File #1010-1 and 1329**
B. Ryan MOVED and V. Ward seconded to communicate to the Town Council that the Planning and Zoning Commission has no objection to the removal of two trees and the relocation of a stone wall and fence as depicted in the Guyette Estates Subdivision Plan dated September 25, 2014 and revised through January 6, 2015 as the proposed alterations will not significantly alter the scenic character of Codfish Falls Road. MOTION PASSED UNANIMOUSLY with the exception of P. Plante who was disqualified.
- b. **New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File 1329 -**
Painter reviewed her January 29, 2015 memo, which included the responses of the Town Attorney to various questions, and the revised plans submitted by the applicant. Members discussed the recommendation of the Inland Wetlands Agent that a conservation easement be delineated around the vernal pool. Based on the two notes being added to the plan regarding the vernal pool as explained by the applicant's engineer, there was xxx general consensus that a conservation easement around the vernal pool was not needed. R. Hall volunteered to work on a motion for the next meeting.
- c. **Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;**
Item tabled pending 2-17-2015 continued public hearing.
- d. **Request for Modification, Whispering Glen, 73 Meadowbrook Road, Uniglobe Investment LLC, PZC File #1284-2**
Item tabled to 2/17/15.

New Business:

- a. **Proposed Modification to Special Permit for new tenant (Mike's Pizza), 1659 Storrs Road, OMS Development LLC, PZC File #1319**

G. Lewis recused himself from consideration of this request and left the table. Painter reviewed the modification request and the recommendations of Curt Hirsch, Zoning Agent. Goodwin questioned whether the recommended condition regarding future parking is enforceable if the adjacent property is sold. Alan Lamson, representing the owner, who is the owner of both the subject property (1659 Storrs Road) and the adjacent property (625 Middle Turnpike), represented that his client is willing to provide an easement over the Middle Turnpike property for excess and employee parking.

B. Ryan MOVED and R. Hall seconded to grant the 1/16/15 Request for Modifications from Mike LaMothe, for an additional retail food service use on property owned by OMS Development at 1659 Storrs Road. This modification is granted because there is no change in the retail floor area of the building and is conditioned upon the following:

1. No Certificate of Compliance shall be issued until the Eastern Highlands Health District has approved the food service use; and
2. The owner of 1659 Storrs Road shall obtain an easement on the adjacent property at 625 Middle Turnpike for employee and/or overflow parking. The number of required spaces shall be determined by the Zoning Agent.

MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

a. Public Hearing Scheduled for Monday, March 2, 2015 at 7:00 p.m.

G. Lewis returned to the table. Painter updated the Commission on the community information meetings held to date and on the progress of the Zoning Focus Group. She distributed copies of a draft schedule for zoning revisions, preliminary table of contents and list of regulatory changes recommended in the draft plan. Members discussed the review process and stated that they would prefer to review draft chapters as they are available, rather than reviewing an entire draft at one time. It was also questioned whether the public hearing could be held in September due to summer vacation schedules; Painter noted that the schedule is based on completing the revised regulations by August to meet the grant deadline from HUD.

Reports from Officers and Committees:

- a. Chairman's Report** - No comments offered
- b. Regional Planning Commission** – No updates.
- c. Regulatory Review Committee** – Members are currently meeting as part of the Zoning Focus Group.
- d. Planning and Development Director's Report** – Painter noted that the PZC had been invited to appoint a non-voting liaison to the Economic Development Commission. No members expressed interest at this time.

Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 8:33 p.m. by the Chairman.

Respectfully submitted,

Bonnie Ryan, Secretary